

Landowner-Specific Narrative Summary
Robert and Debra Hoewing

To date, ATXI has been unsuccessful in obtaining an easement from Mr. Robert Frederick Hoewing and Mrs. Debra Ann Hoewing. The Hoewings own one parcel totaling approximately 70 acres along the Pana to Mt. Zion segment of the project in Macon County, Illinois. The property at issue has been designated internally as A_ILRP_PZ_MA_441_ROW. As summarized on ATXI Exhibit 2.1, as of August 21, 2014, ATXI has contacted, or attempted to contact, the Hoewings or their counsel on approximately 21 occasions, including 2 emails, 3 in-person meetings, 2 letters, 12 phone calls, and 2 voicemails. The Hoewings are represented by Britt and Rex Brown, and have negotiated with ATXI in coordination with Betty Jeanne and Darrold Jones.¹

In meetings and phone calls in May 2014, the Hoewings raised concerns about line routing, the scope of the Agricultural Impact Mitigation Agreement (AIMA), drainage tile, construction practices, and crop damages. They have not raised concerns related to land valuation or produced an independent appraisal, although in a recent meeting they expressed an intention to provide a formal counteroffer. To date, no such counteroffer has been received.

On May 21st, the land agent sent the Hoewings a map depicting the planned pole locations and asked whether the Hoewings had any additional issues to resolve. Mrs. Hoewing responded that she would not be negotiating further until a new AIMA had been reached, even though the agent informed Mrs. Hoewing that the existing AIMA for this Project would not be replaced or superseded. The land agent made repeated attempts to contact the Hoewings' attorney during June and July 2014, which went without response. The land agent was not able to speak with the Hoewings' attorney until August 1st.

¹ The Joneses own the parcel designated A_ILRP_PZ_MA_442-ROW, which abuts the Hoewings' property. Mrs. Jones is the sister of Mr. Hoewing.

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With respect to line routing, the Hoewings have expressed an opinion that a portion² of the line should be located one-half mile south of its current location, based upon their belief that routing along that corridor would affect fewer homes. The Hoewings presented the land agent with a visual representation of the routes they prefer in a meeting on August 15, 2014. These routes were not presented to the Commission in the underlying CPCN proceeding. ATXI responded to the Hoewings, and explained its concerns about their route requests, which include the scope of the re-route, the resultant delays, and the additional cost.

With respect to easement language, the Hoewings have expressed concerns about potential expansion of the use of the easement. In response, ATXI representatives have attempted to explain that the easement is limited to the siting of this Project only, consistent with the terms of the easement and the AIMA. Although the Hoewings have implied that they have concerns about the current AIMA, indicating a desire to wait until a new AIMA is executed, they have not articulated any specific concerns with the current AIMA and ATXI has no plans to revise or amend the AIMA related to this Project.

With respect to land and crop damages, the Hoewings appear to be concerned about soil compaction, impacts to drainage tile, construction practices, and removal of structures if the transmission line is abandoned. ATXI has explained its intent to compensate landowners for initial compaction on a per-acre basis, and its belief that the line will not be abandoned. ATXI has suggested that these concerns may be appropriately addressed in a Confidential Settlement Agreement and has distributed a draft of such an agreement to the Hoewings' counsel for review.

Until recently, ATXI has had a very difficult time reaching the Hoewings' attorney. ATXI will continue to negotiate with the Hoewings, however, given the pace of negotiations and

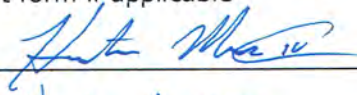
² The Hoewings presented two potential options, one of which deviates from the approved route for approximately 5 miles, while the other deviates from the approved route for approximately 3 miles.

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the unresolved issues identified above, it does not appear that voluntary negotiations will conclude successfully in a timeframe supporting the segment's in-service dates. Therefore, ATXI requests eminent domain authority for this property.

Agent Checklist with Landowner

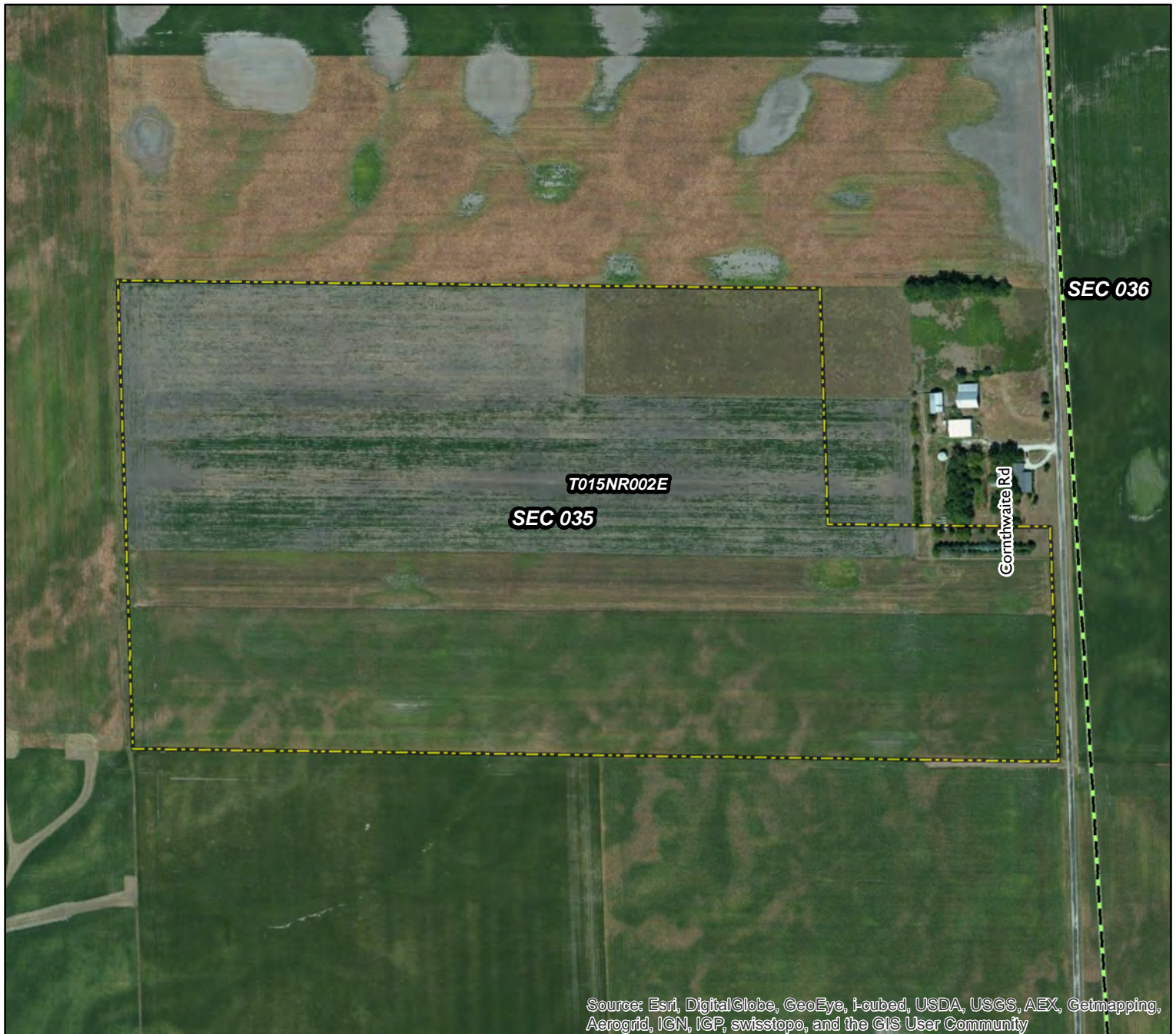
1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☐
2. Initial appointment set for 5/01/2014 ☐
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☒
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign)  ☒
Houston Munson IV

Macon County, IL

Macon County, Illinois

Tax ID: 16-35-200-003



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

Route Adjacent Tracts
Tracts Section Boundary

0 145 290 580 870
Feet

Robert F. Hoewing

Tract No.:A_ILRP_PZ_MA_441

Date: 7/25/2014

EXHIBIT 1

A 4.377 ACRE TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 2 EAST OF THE 3RD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO ROBERT FREDERICK HOEWING AND DEBRA ANN HOEWING, HUSBAND AND WIFE, RECORDED IN BOOK 3689, PAGE 84 AND BOOK 4256, PAGE 661 OF THE DEED RECORDS OF MACON COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTH 1/2;

THENCE NORTH 87 DEGREES 59 MINUTES 48 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTH 1/2, A DISTANCE OF 2,657.32 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH 1/2;

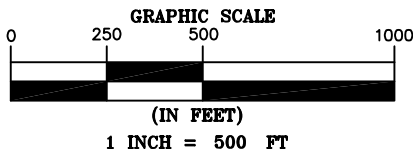
THENCE NORTH 00 DEGREES 36 MINUTES 40 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTH 1/2, A DISTANCE OF 75.08 FEET TO A POINT FOR CORNER;

THENCE SOUTH 87 DEGREES 51 MINUTES 36 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 2,335.54 FEET TO A POINT FOR CORNER;

THENCE SOUTH 87 DEGREES 37 MINUTES 48 SECONDS EAST, A DISTANCE OF 322.16 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID SOUTH 1/2;

THENCE SOUTH 00 DEGREES 36 MINUTES 01 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 67.44 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 190,669 SQUARE FEET OR 4.377 ACRES OF LAND, MORE OR LESS.

EXHIBIT 1



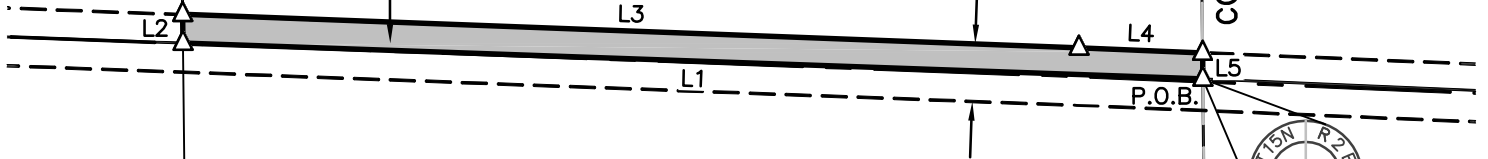
TRACT 4
JAMES M. SNOW AND
LINDA J. SNOW
BOOK 4267, PAGE 100
D.R.M.C.I.
A_ILRP_PZ_MA_440

ROBERT FREDERICK HOEWING
AND
DEBRA ANN HOEWING,
HUSBAND AND WIFE
BOOK 3689, PAGE 84
BOOK 4256 PAGE 661
D.R.M.C.I.
A_ILRP_PZ_MA_441

TRACT IV
JOHN A. CARR AND
EDNA MAE CARR,
HUSBAND AND WIFE
BOOK 2598, PAGE 292
D.R.M.C.I.
A_ILRP_PZ_MA_445

PROPOSED VARIABLE
WIDTH EASEMENT
4.377 ACRES
(190,669 S.F.)

CORNTHWAITE ROAD



MAGGIE GILES
DOCUMENT NO. 278897
D.R.M.C.I.
A_ILRP_PZ_MA_438

SECTION 35
TOWNSHIP 15N
RANGE 2E

BETTY JEANNE JONES AND
DERROLD D. JONES,
WIFE AND HUSBAND
BOOK 4256, PAGE 663
D.R.M.C.I.
A_ILRP_PZ_MA_442



SECTION 36
TOWNSHIP 15N
RANGE 2E

PARCEL 1
WILLIAM O. BEATTY AND
CATHERINE M. BEATTY
TRUSTEES OF THE
WILLIAM AND
CATHERINE BEATTY
LIVING TRUST
BOOK 4184, PAGE 423
D.R.M.C.I.
A_ILRP_PZ_MA_443

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N87°59'48"W	2657.32
L2	N00°36'40"W	75.08
L3	S87°51'36"E	2335.54
L4	S87°37'48"E	322.16
L5	S00°36'01"E	67.44

LEGEND

- D.R.M.C.I. DEED RECORDS
MACON COUNTY, ILLINOIS
- P.O.B. POINT OF BEGINNING
△ CALCULATED POINT
- SECTION LINE (APPROXIMATE)
- PROPERTY LINE (APPROXIMATE)
- PROPOSED EASEMENT CENTERLINE
- PROPOSED EASEMENT

NOTES:

- ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSES ONLY.
- BOUNDARY LINES SHOWN HEREON ARE CALCULATED FROM BOTH RECORD INFORMATION AND PRELIMINARY ON THE GROUND SURVEY INFORMATION. FINAL EASEMENT DOCUMENTATION WILL BE PROVIDED UPON COMPLETION OF THE FINAL SURVEY.
- SURVEYING AND MAPPING ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 05/21/2014
SCALE: 1" = 500'
TRACT ID: A_ILRP_PZ_MA_441
DRAWN BY: LDK



PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
PANA TO MT. ZION
SECTION 35, TOWNSHIP 15 NORTH, RANGE 2 EAST
OF THE 3RD PRINCIPAL MERIDIAN
MACON COUNTY, ILLINOIS

A_ILRP_PZ_MA_441_POE_R1.DWG